



## Commercial Building, 104 Princes Street

c.1920

<b>Use</b>	Offices	<b>Historic Value</b>	1 out of 5
<b>Materials</b>	Reinforced concrete, timber floors, corrugated iron roof	<b>Architectural Value</b>	1 out of 4
<b>NZHPT Registered</b>	Not registered	<b>Technical Value</b>	1 out of 2
<b>Valuation No</b>	12340-220-00	<b>Symbolic Value</b>	- out of 3
<b>Legal Description</b>	Lot 3 DP 4349 Interest in r/w over Lot 2 DP 4349	<b>Rarity</b>	- out of 2
		<b>Townscape Value</b>	1 out of 2
		<b>Group Value</b>	- out of 2
		<b>Overall Cultural Heritage Value</b>	4 out of 20
<b>Map Reference</b>	PE7		

**Description**

The Commercial Building is a single storey reinforced concrete building. Like its neighbour the Broadway Chambers, it has a plain modernist character, devoid of detail but for a bracketed hood over the central front door that extends out over the windows on either side of the door. The windows are three part casements, in timber, with small pane fanlights above. An unusual keystone sits over the door.

In 1998, alterations to the front of the building were made to install a large doorway for retail purposes.

**History**

The building has a long history of occupancy by accounting firms, including Mr Walkley; Walkley and Cameron; Cameron and Co; Cameron and Drake; Drake, Greenhill and Harris; Drake, Harris and Taylor; and Harris and Taylor. The NZI Life and NZ Insurance Co Ltd had offices in the building, also the Special Education Services, and the current tenants are Finance and Investment Brokers.

In 1998, the building was converted into a small burger bar business, which has now closed. Currently the building is not in use.

**Architect**

The architects may have been Duffill and Gibson, given design similarities with other buildings of their design.

**Builder**

Not known.

**Statement of Significance**

This building has a long history of occupancy by accounting and other commercial firms, and it has remained for over 70 years without any exterior alterations of any consequence. Although modest in its architecture, it is entirely authentic to its period of construction in the 1920s and it is valuable for this reason. Its scale, symmetry and light decorative touches make it a good building in the townscape, compatible with its neighbours.

**Sources**

Conversation with Mr Warren Sutton.

**Date**

June 1997

Information added in November 2002.

